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## Planning Commission Study Session

TO: PLANNING COMMISSION

FROM:

MIKE MILILLO, CSBA, SENIOR PLANNER

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THROUGH: CATHERINE LORBEER AICP, PRINCIPAL PLANNER

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**MEETING DATE:** JANUARY 8, 2014

SUBJECT: Z13-04: REQUEST TO AMEND THE TOWN OF GILBERT LAND

DEVELOPMENT CODE, CHAPTER I ZONING REGULATIONS,

**DIVISION 2, LAND USE DESIGNATIONS, ARTICLE 2.3** 

COMMERCIAL DISTRICTS, SECTION 2.303 RELATED TO

AMENDING THE RESIDENTIAL, PERMANENT, MULTI-FAMILY USE TO ADD ADDITIONAL REGULATIONS AND AMENDING SECTION

2.306 ADDITIONAL USE REGULATIONS BY ESTABLISHING

REQUIRED FINDINGS TO PERMIT RESIDENTIAL, PERMANENT,

MULTI-FAMILY IN THE RC ZONING DISTRICT.

STRATEGIC INITIATIVE: Community Livability

This amendment will promote appropriate mixed-use development within the Regional Commercial land use classification to ensure that Gilbert remains clean, safe and vibrant.

## **RECOMMENDED MOTION**

NO MOTION REQUESTED; INPUT AND DIRECTION FROM THE PLANNING COMMISSION IS REQUESTED ON THE PROPOSED TEXT AMENDMENT.

## **BACKGROUND/DISCUSSION**

History

Date Action

March 6, 2013 The Planning Commission initiated the text amendment and held the Citizen

Review meeting to discuss the proposed LDC text amendment pertaining to the Multi-Family Residential use in the Regional Commercial zoning district.

### Overview

Multi-family residential development is currently in high demand in Gilbert as well as the remainder of the Phoenix metropolitan area. According to the Arizona Multihousing Association, local apartment owners and operators are experiencing growth in the Valley market. Vibrant job growth in the Valley is driving resurgent apartment demand. As the job market continues to improve, and as educational attainment levels rise, leading multi-housing operators believe that younger Arizonans will choose to remain in their apartments and that demand for new apartments will continue to grow. As a result, Planning staff has been receiving a number of applications that fall into two categories:

- 1) Requests to amend the General Plan and to rezone properties for multi-family projects.
- 2) Requests to approve multi-family projects as part of mixed-use developments in the Regional Commercial (RC) Zoning District.

The Planning Division formed a Stakeholders Group consisting of developers, property owners zoning attorneys, representatives from the Gilbert Chamber and the Small Business Alliance as well as the Planning Commission and staff to discuss and make recommendations regarding the content of this text amendment. The Group, which met on three occasions, used the Arizona State University (ASU) capstone studio report "A New Direction: Shaping Gilbert's Mixed-Use Future" to help frame the discussion.

## **Stakeholder Group Findings and Recommendations**

- There is growing demand for multi-family driven by changing demographics and housing choices.
- We should plan for obsolescence of commercial centers, converging with demand for new types of uses. The nature of retail is changing and we should anticipate that.
- Current challenge is to be competitive because there is an abundance of underutilized commercial land uses/ properties.
- Need greater flexibility in looking at mixed-use development in Gilbert. Build this flexibility into the LDC.
- The Town should retain the Multi-Family option within the RC zoning district.
- Focus on creating a <u>menu of characteristics or guidelines</u> that will promote mixed-use integration.
- Add to the generic Findings in LDC Sec. 5.403. It was suggested that we keep additional findings to a minimum and refer to "Guidelines" for more information.

- Place all new Findings in LDC Sec. 2.306 Commercial Districts Additional Use Regulations. Using the preliminary list of characteristics for the different components of Mixed-Use contained in the ASU Report the Findings will include:
  - 1. *MIXED LAND USES* Project demonstrates that land uses are mixed onsite or are mixed in combination with adjacent uses (existing or planned).
  - 2. SUSTAINABILITY THROUGH COMPACT DESIGN- Project demonstrates that site layout is compact, incorporates shared parking and/or on-street parking and enables future intensification of development and changes in land use over time.
  - 3. *PEDESTRIAN SCALE AND ORIENTATION* Project demonstrates that all portions of the development are accessible by a direct, convenient, attractive, safe, and comfortable system of pedestrian facilities.
  - 4. *TRANSPORTATION AND CONNECTIVITY* Project demonstrates that the development is part of a connected street and/or transit system that serves vehicles, pedestrians and bicycles.
- Staff recommends adding a fifth finding:
  - 5. *PLACEMAKING* The proposed Project demonstrates that it provides safe, attractive, comfortable, and significant public spaces.

Stakeholder Group Meeting Notes are included as Attachment No. 1. The proposed draft text amendment is outlined in Attachment No. 2.

## **STAFF REQUEST**

Staff requests Planning Commission input and direction.

Respectfully submitted,

Mike Milillo, CSBA Senior Planner

### **Attachments:**

- 1. Stakeholder Group Meeting Notes
- 2. Amendment Draft
- 3. Minutes of the Planning Commission Study Session, dated March 6, 2013

Z13-04
Attachment 1: Stakeholder Group Meeting Notes
January 8, 2014

## MEETING NOTES "MF/RC TEXT AMENDMENT" STAKEHOLDERS GROUP MAY 8, 2013

Meeting began with Stakeholder Introductions – See attached Attendance Sheet

## 1. Overview of Proposed Text Amendment – Stakeholder Discussion

- Planning Staff presented overview of the purpose of the Group and the Proposed Amendment (Case Z13-04). The existing LDC Regulations reviewed. Proposed Zoning Code revisions to achieve Town goals for Mixed-Use when located in Commercial Zoning were discussed. Current development trends and Mixed-Use Concept were discussed by stakeholders. Mike will email everyone the ASU Mixed Use Future presentation
- It was suggested that the group look at successful examples of mixed-use development. It would be good to define how successful mixed-use projects work. Stakeholders discussed the following:
  - There is growing demand for multi-family driven by changing demographics, housing choices. Maybe look at a range of residential densities
  - The reality of mixed-use has flipped to where 60%-80% of a project can be varying density Multi-family uses and remainder is retail, service, employment uses.
  - Employment uses are key for Gilbert's economic development
  - Should plan for obsolescence of commercial centers converging with demand for new types of uses.
  - Current challenge to be competitive because there is an abundance of underutilized Commercial land uses/ properties.
  - Check with City of Chandler- data compiled on sq.ft. Of retail/ population "Four Corner Commercial Study".
  - Perhaps eliminate the Use Permit requirement for M-F in RC Zoning
  - Need greater flexibility in looking at mixed-use development in Gilbert. Build this flexibility into the LDC.
  - The nature of retail is changing and we should anticipate that.
- The Stakeholder Group discussion focused on a few key issues or elements, including:
  - Focus on creating a menu of characteristics or guidelines that will promote mixed-use integration. What does good horizontal integration look like? Projects would need to achieve a certain number of these guidelines. Developers could choose certain characteristics to integrate based on unique project and uses. Create the guidelines first and then back into the changes in the Zoning Code based on that.

- Some communities (Washington State) have Score Card that allows certain uses if certain design components are incorporated.
- Encourage integration, innovation creative designs that allow compatible uses to locate together. Establish Gilbert's definition of Mixed-Use including live, work, shop, play, multi-generational, education, health care and possibly others.
- Stakeholders asked to review the ASU Mixed-Use Future document Mike will send. Send Mike ideas to incorporate into definition. Send good examples of Mixed-Use we can share and discuss.

## 2. Future Meetings - Day/ Time

Early Wednesday morning is good for everyone. Next Meeting scheduled for *Wednesday May* 29<sup>th</sup> at 7:30 am.



Project Name: Z13-04 Stakeholders Group Planner: Mike Milillo Meeting Date: May 8, 2013 Meeting Location: Conference Room 100 Time: 8:00 a.m.

# ATTENDANCE STON-IN SHEET

	ALLENDANCE SIGN-IN SHEE	SHEEL
Quinn Gormley	Adolfson & Peterson	
Joshua Oehler	ArcOne Associates / Planning Commission	N N N N N N N N N N N N N N N N N N N
Jake A. Hinman	AZ Multinousing Assoc, Capitol Consulting, LLC	The state of the s
Ed Bull Brian Greathouse Brennan Ray	Burch/ Cracchiolo	Sel Charles
Clay Chiappini	Butler Design Group, Inc.	69 CC
Jason Barney	Circle G, Landmark Co.	The Carl
Joan Krueger	Gilbert Chamber of Commerce	Am E Cury
Kent Xander	KAX Group, LLC	Hebert Kanoles
Nathan Anderson Ty Le Sueur	Le Sueur Investments	Nathalus -
Sheila Hunter	Macerich Development	
Morgan Neville	Park Corp	2222
Brigette Peterson	Planning Commission	
Lisa Rigler Dow Right	Small Business Alliance	S. R. S.
Dan Henderson	TOG – Economic Development	
Mike Milillo	TOG – Planning/ Facilitator	MIM
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## MEETING NOTES "MF/RC TEXT AMENDMENT" STAKEHOLDERS GROUP JUNE 12, 2013

Meeting began with Stakeholder Introductions – See attached Attendance Sheet

## 1. Review Purpose/Scope of Proposed Text Amendment – Stakeholder Discussion

- Planning Staff reviewed the purpose of the proposed amendment (Case Z13-04). Members requested information on the number of Multi-Family applications, the total number of multi-family dwelling units being requested, and the number of acres in the General Plan Land Use Element designated for MF/M. Identify how many areas would likely be impacted by this. **Action Item:**Mike and Nathan will work to compile the requested data for the Stakeholders and the Planning Commission. Stakeholders suggested Town strive for balance in the commercial/ multi-family land uses.
- Discussion continued regarding the connections and interplay between apartments and employment/commercial uses. There are certain strategic locations where the mixture can work.

  Jason Barney noted Jack Tomasik Report he commissioned regarding changing planning and land use patterns in the region. He will make it available to the Group.

### 2. Basics from the 2010 ASU Capstone Report Chapters 1 – 3

Staff presented a summary presentation on "Gilbert's Mixed-Use Future" ASU Capstone Report.

Stakeholders discussed option of eliminating multi-family as a potential use in the RC Zoning District.

Everyone decided that Town should retain the M-F option within the RC district. Stakeholders should decide what is included in the "menu of criteria" to create truly integrated mixed-use. The Menu Approach allows developers to be creative ad cultivate a sense of community that will be unique to Gilbert. It should be based on the specific location and mix of uses and grow organically.

**Action Item:** Planning staff will develop a preliminary list of characteristics for the different components of Mixed-Use contained in the ASU Report:

- 1. MIXED LAND USES
- 2. SUSTAINABILITY THROUGH COMPACT DESIGN
- 3. AMENITIES FOR PEDESTRIANS
- 4. TRANSPORTAINTION AND CONNECTIVITY
- 5. PLACEMAKING

The Economic Activity component is more of a result. Stakeholders noted that residential is needed to drive the retail and other uses. Generate flexible standards and mixed use design guidelines. Keep it as a menu or guidelines – not a checklist or score card. Focus on quality and design and avoid being rigid.



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Project Name: Z13-04 Stakeholders Group Planner: Mike Milillo Meeting Date: June 12, 2013 Meeting Location: Conference Room 100 Time: 7:30 a.m.

# ATTENDANCE SIGN-IN SHEFT

	ATTENDANCE SIGN-IN SHEE	Sheel
Quinn Gormley	Adolfson & Peterson	
Joshua Oehler	ArcOne Associates / Planning Commission	
Jake A. Hinman	AZ Multihousing Assoc, Capitol Consulting, LLC	Jacobs
Ed Bull Brian Greathouse Brennan Ray	Burch/ Cracchiolo	D. D.
Clay Chiappini	Butler Design Group, Inc.	
Jason Barney	Circle G, Landmark Co.	Moson Com
Joan Krueger	Gilbert Chamber of Commerce	
Kent Xander	KAX Group, LLC	
Nathan Anderson Ty Le Sueur	Le Sueur Investments	Matthe Andersen
Sheila Hunter	Macerich Development	
Morgan Neville	Park Corp	
Brigette Peterson	Planning Commission	THE REPORT OF THE PERSON OF TH
Dow Rigler	Small Business Alliance	0
Dan Henderson	TOG - Economic Development	
Mike Milillo	TOG - Planning/ Facilitator	Mille
Khyi Powell	Small Business Alliance	luf theele
Markey Hilliams	P D1	1 Thish

## MEETING NOTES "MF/RC TEXT AMENDMENT" STAKEHOLDERS GROUP NOVEMBER 20, 2013

## 1. Discuss Preliminary Menu of Characteristics for Mixed-Use (Attachment)

- Walls or gating of multi-family projects doesn't appear to be addressed. Maybe add a statement that non-gated multi-family component is preferred to item #4 Transportation/Connectivity. Others noted that gating is a key feature for apartment developers.
- Some items are too specific and constraining, for example: "designed so a pedestrian need not walk across more than 64 lineal feet of parking and driveway area". On the other hand, nebulous terms create problems for decision-makers so we need to be somewhat specific. In item #2 Sustainability Through Compact Design, the shared parking concept is key. Also important to retain "proposal contains an equally good or superior way to achieve the above criterion."

## 2. LDC Article 2.2 Findings or Guidelines or Both – Stakeholder Discussion

- Staff summarized results of joint Commission/Council meeting. Stakeholders agreed that we needed to add to the generic Findings in LDC Sec. 5.403. It was suggested that we keep additional findings to a minimum and refer to "Guidelines".
- Place all new Findings in LDC Sec. 2.306 Commercial Districts Additional Use Regulations. Using the preliminary list of characteristics for the different components of Mixed-Use contained in the ASU Report the Findings will include:
  - 1. MIXED LAND USES- Project demonstrates that land uses are mixed on-site or are mixed in combination with adjacent uses (existing or planned).
  - SUSTAINABILITY THROUGH COMPACT DESIGN- Project demonstrates that site layout is compact, incorporates shared parking and/or on-street parking and enables future intensification of development and changes in land use over time.
  - 3. PEDESTRIAN SCALE AND ORIENTATION- Project demonstrates that all portions of the development are accessible by a direct, convenient, attractive, safe, and comfortable system of pedestrian facilities.
  - 4. TRANSPORTAINTION AND CONNECTIVITY- Project demonstrates that the development is part of a connected street system that serves vehicles, pedestrians and bicycles.

Should have both Findings and Guidelines that elaborate on them. The Guidelines could be placed in LDC Chapter II Design Standards and Guidelines. Action Item: Staff to put together the Draft Findings and Guidelines. Review against existing Code to determine if there are any conflicts with existing development regulations. Send draft out to Stakeholder Group for review.

## 3. Next Meeting if Necessary

- Stakeholders to review the Draft and send comments to Mike. Schedule Conference call prior to Planning Commission Study Session.
- Provide update to PC in Study Session in January.



Project Name: Z13-04 Stakeholders Group Planner: Mike Milillo Meeting Date: November 20, 2013 Meeting Location: Conference Room 100 Time: 7:30 a.m.

# **ATTENDANCE SIGN-IN SHEET**

	ALIENDANCE STON TH	
Joshua Oehler	ArcOne Associates / Planning Commission	
Jake A. Hinman	AZ Multihousing Assoc, Capitol Consulting, LLC	(Clebe
Ed Bull Brian Greathouse Brennan Ray	Burch/ Cracchiolo	
Clay Chiappini	Butler Design Group, Inc.	
Jason Barney John Hachman	Circle G, Landmark Co.	Mathet
Joan Krueger	Gilbert Chamber of Commerce	Charles E. Wage
Kent Xander	KAX Group, LLC	
Nathan Anderson Ty Le Sueur	Le Sueur Investments	
Sheila Hunter	Macerich Development	
Morgan Neville	Park Corp	MIN
Brigette Peterson	Planning Commission	
Dow Rigler	Small Business Alliance	
Dan Henderson	TOG – Economic Development	
Mike Miiilo	TOG – Planning/ Facilitator	MAN
Khyi Powell	Small Business Alliance	

MULTI FAMILY RESIDENTIAL IN REGIONAL COMMERCIAL ZONING DISTRICT AMENDMENT DRAFT #1

## **Article 2.3 Commercial Districts**

## 2.303 Land Use Regulations

Use Classification	NC	CC	SC	GC	RC	Additional Regulations
Residential, Permanent  Loft Unit	-	Р	P	P	P	
Multi-Family			1112	12421	L7	SEE SECTION 2.306

## 2.306 Additional Use Regulations

H. *REQUIRED FINDINGS*. IN ADDITION TO THE FINDINGS REQUIRED IN SECTION 5.403: REQUIRED FINDINGS, THE PLANNING COMMISSION SHALL APPROVE, APPROVE WITH MODIFICATIONS AND/OR CONDITIONS, OR DENY A USE PERMIT AFTER MAKING THE ADDITIONAL FINDINGS OF FACT SET FORTH IN THIS SECTION:

- 1. MIXED LAND USES- The proposed project demonstrates that land uses are mixed on-site or are mixed in combination with adjacent uses (existing or planned).
- 2. SUSTAINABILITY THROUGH COMPACT DESIGN- The proposed Project demonstrates that site layout is compact, incorporates shared parking and/or on-street parking and enables future intensification of development and changes in land use over time.
- 3. PEDESTRIAN SCALE AND ORIENTATION- The proposed Project demonstrates that all portions of the development are accessible by a direct, convenient, attractive, safe, and comfortable system of pedestrian facilities.
- 4. TRANSPORTATION AND CONNECTIVITY- The proposed Project demonstrates that the development is part of a connected street and/or transit system that serves vehicles, pedestrians and bicycles.
- 5. PLACEMAKING The proposed Project demonstrates that it provides safe, attractive, comfortable, and significant public spaces.

FOR MIXED-USE DESIGN GUIDELINES SEE LDC CHAPTER II: DESIGN STANDARDS AND GUIDELINES

## Z13-04 Attachment 3: Minutes of the Planning Commission Study Session, dated March 6, 2013 January 8, 2014

Chairman Wittmann said that if someone wanted to not extend their patio but wanted to place a Ramada that is open on all sides and on the top and attach it to the house in some manner would that still be considered an open air structure.

Planner Milillo said that it had to be detached.

Chairman Wittmann said that she was fine with the Preferred Option. When looking at the Sliding Scale Option she didn't know if what staff thinking was that the sliding scale and lot coverage would be increased based on zoning category or was it just lot size itself as that would be pretty easy to enforce if it was zoning category. She said that she liked the fact that they were allowing some flexibility on those types of lots for homeowners.

Z13-02: TEXT AMENDMENT TO THE TOWN OF GILBERT LAND DEVELOPMENT CODE, CHAPTER I ZONING REGULATIONS, ARTICLE 2.1 SINGLE FAMILY RESIDENTIAL DISTRICTS, ARTICLE 4.5 SUPPLEMENTAL USE REGULATIONS, AND ARTICLE 6.1 USE DEFINITIONS RELATED TO PERMITTING UNLICENSED COMMUNITY RESIDENCES (SOBER HOMES) BY CONDITIONAL USE PERMIT IN CERTAIN RESIDENTIAL ZONING DISTRICTS AND PROVIDING DEFINITIONS AND REGULATIONS, CITIZEN REVIEW

Chairman Wittmann noted that Z 13 - 03 had been requested by staff to be continued to April 3, 2013 study session.

Z13-04: CITIZEN REVIEW AND INITIATION OF AMENDMENT TO THE TOWN OF GILBERT LAND DEVELOPMENT CODE, CHAPTER I ZONING REGULATIONS, DIVISION 2, LAND USE DESIGNATIONS, ARTICLE 2.2 MULTI-FAMILY RESIDENTIAL DISTRICTS, AND ARTICLE 2.3 COMMERCIAL DISTRICTS, SECTION 2.303 RELATED TO AMENDING THE RESIDENTIAL, PERMANENT, MULTI-FAMILY USE INCLUDING THESE OPTIONS: 1) ADDING ADDITIONAL REGULATIONS IN THE REGIONAL COMMERCIAL (RC) ZONING DISTRICT BY ESTABLISHING ADDITIONAL USE PERMIT FINDINGS TO PERMIT RESIDENTIAL, PERMANENT, MULTI-FAMILY IN THE RC ZONING DISTRICT BY ADDING A NEW SECTION 2.206 ESTABLISHING REQUIRED FINDINGS; OR 2) ELIMINATING RESIDENTIAL, PERMANENT, MULTI-FAMILY AND THE LIMITATION L7 FROM THE USE CLASSIFICATIONS IN TABLE 2.303

### Discussion of Regular Meeting Agenda

Vice Chairman Peterson stated that they would pull item #8, UP12-07 off of the Consent Agenda and move it to the Non-consent Public Hearing. They would also move item 10, 11, 12, 13, 14 and 15 to the Consent Agenda.

Chairman Wittmann recessed the study session at 6:00 p.m.

Chairman Wittmann reconvened the study session at 6:50 p.m.

Z13-04 - Citizen Review and initiation of amendment to the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 2, Land Use Designations, Article 2.2 Multi-Family Residential Districts, and Article 2.3 Commercial Districts, Section 2.303 related to amending the Residential, Permanent, Multi-Family use including these options: 1) adding Additional Regulations in the Regional Commercial (RC) Zoning District by establishing additional Use Permit findings to permit Residential, Permanent, Multi-Family in the RC zoning district by adding a new Section 2.206 establishing Required Findings; or 2) eliminating Residential, Permanent, Multi-Family and the Limitation L7 from the Use Classifications in Table 2.303.

Planning Commission Study Session 3-6-13 Senior Planner Mike Milillo said the request was for the Commission to initiate the text amendment to develop a set of required findings in addition to those outlined in LDC Section 5.403. Those required findings apply to all types of Use Permits such as schools, nontraditional businesses or Multifamily Residential in Regional Commercial. They are very general and staff feels that they are so general as you try to apply them to mixed-use in the RC zoning district that there is really not much in terms of what they can do in the way of making the findings and doing an analysis on those types of projects. They are really inadequate to the task of reviewing Multifamily when they come in as part of RC. One of the Towns goals is to preserve commercial development because of economic development goals and objectives in the Town. When they start to see a lot of applications to develop multifamily they start to think that perhaps they will start diluting the Regional Commercial which is the most intense commercial zoning district in the Town. What the text amendment would do is add a list of specific findings that would be added to the multifamily zoning districts when looking at putting multifamily into the RC zoning district. Staff does not have any preconceived notions of what those findings might be currently. At this time they are looking for the planning commission to initiate the text amendment. What they will likely do, as it will affect existing property owners and developers in the town, is to form a stakeholders group in order to vet the issue and take input on what types of findings they might add to the multifamily zoning district if that is the course of action that they take. Or, option 2 would be to just eliminate multifamily residential as a use within the RC district.

Commissioner Oehler said that he would not eliminate it as a whole but would like to look at narrowing the stipulations for the Use Permits.

Chairman Wittmann said that her thoughts were going back generally to the concept and goal. If the goal is to preserve the Regional Commercial then perhaps it makes sense to eliminate the residential portion of it. If that is the overall goal it would be the easiest way to handle that situation. She said that she thought there were areas in the Town where Multifamily within the Regional Commercial is appropriate but there are others that are not. A Use Permit sometimes makes it more difficult to deny when they have the general standards that they have in the code currently.

Commissioner Steiger asked if chairman Wittmann was suggesting that staff's request for a text amendment is too narrow and that it needs to be expanded.

Chairman Wittmann said that she thought staff had 2 options that they are proposing. Either restricting the Use Permit further or eliminating. She assume that would be vetted during the stakeholders process and they would come back before the Commission for recommendation.

Commissioner Steiger said that he understood her to say that they were faced with the scenario in that when a Use Permit comes forward and the 4 findings are met then their hands are tied and they cannot say no to

Chairman Wittmann said that was correct but what staff was presenting is that the option would be to add more restrictions so that more hoops must be jumped through in order to permit multifamily in Regional Commercial. Either way it is going to be controlled. She was just trying to figure out what the overall goal was.

Commissioner Steiger said that he was pleased to hear that there would be stakeholders as that would make for a very broad and deep assessment of what the language could be and the other considerations if the Use Permit is the way to go.

Vice Chairman Peterson asked if staff had discussed who would be on the stakeholders group.

Planner Milillo said they would probably be looking at existing property owners and developers that have sizable parcels of RC zoned property within the Town as well as a Planning Commissioner to sit in the group. They do not have any preconceived notions in terms of the types of findings but as they grappled with this issue they looked at the code as a whole and at wireless communications facilities. They have

specific findings in wireless communications facilities that they have to meet in addition to the very general findings that are found in the Use Permit section of the code. For something like multifamily they think that it would be very helpful to have performance criteria. If they truly want integrated mixed-use in Regional Commercial and if the Town truly believes that that is the only way it's appropriate as part of RC then they should have some specific criteria to say what they expect of those developments and what do they not expect to see as part of those developments. It gives people on the development side an expectation of what the Town is looking for and gives staff and the Commission a better idea of what to look for when they are reviewing projects.

Vice Chairman Peterson said that she would like to throw her name in the hat for the stakeholders group.

Commissioner Bianchi stated that he thought you definitely could integrate multifamily into the larger RC uses. He noted that one of his concerns was if that applicants use the Regional Commercial as a way to get apartments in without having to go through a multifamily zoning case. In that case he liked having a mechanism in place such as a Use Permit. He was for looking at it in more detail as his worry was if they were just going to locate apartments on Regional Commercial and say it's mixed-use and then it just sits there for years so that they don't have to go through what sometimes is a contentious multifamily zoning hearing.

Vice Chairman Peterson said that a lot of people automatically think multifamily means apartments. There are many different options such as loft living, condos and townhomes for purchase as well as apartments for rent. She said that when they say multifamily they need to get away from automatically thinking apartments and make that very clear.

Commissioner Bianchi said that she hoped that it goes in that direction but that is not what they were seeing.

Chairman Wittmann said that when considering the RC zoning district if the town truly wants a mixed-use development and they want to integrate that in certain locations, they need to plan it accordingly and not use the RC as the catchall and then deal with it at the time that it comes in.

# ADJOURN MEETING Chairman Wittmann adjourned the meeting at 7:00 p.m. Chairman Jennifer Wittmann ATTEST: Recorder Margo Fry